150.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,500 / 963,500
					USE VALUE:	963,500 / 963,500
					ASSESSED:	963,500 / 963,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUGGINS CHRISTOPHER A
Owner 2:	HUGGINS SULLAS HELENE
Owner 3:	
Street 1:	24 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Brick Veneer Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10965.000	364,300		599,200	963,500
Total Card	0.252	364,300		599,200	963,500
Total Parcel	0.252	364,300		599,200	963,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.62 | /Parcel: 486.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99404

GIS Ref

GIS Ref

Insp Date 06/09/18

!11779!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	0	10,965.	599,200	963,500		Year end	12/23/2021
2021	101	FV	352,600	0	10,965.	599,200	951,800		Year End Roll	12/10/2020
2020	101	FV	352,600	0	10,965.	599,200	951,800	951,800	Year End Roll	12/18/2019
2019	101	FV	274,600	0	10,965.	561,700	836,300	836,300	Year End Roll	1/3/2019
2018	101	FV	284,800	0	10,965.	464,300	749,100	749,100	Year End Roll	12/20/2017
2017	101	FV	284,800	0	10,965.	426,900	711,700	711,700	Year End Roll	1/3/2017
2016	101	FV	284,800	0	10,965.	389,500	674,300	674,300	Year End	1/4/2016
2015	101	FV	268,100	0	10,965.	382,000	650,100	650,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:05:44

LAST REV

Date	Time
06/25/18	10:24:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11779

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGGINS CHRISTO	35504-464		5/10/2002	Family	100	No	No	Y	

USER DEFINED

Prior Id # 1:	99404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2017	771	Insulate	1,213	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
10/31/2008	Meas/Inspect	345	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10965		Sq. Ft.	Site		0	80.	0.68	9									599,163						599,200	

Total AC/HA:	0.25172	Total SF/SM:	10965	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	599,163	Spl Credit		Total:	599,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18030298
Const Adj.:	1.03865111
Adj $ / SQ:	159.370
Other Features:	74500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494973
Depreciation:	130673
Depreciated Total:	364300

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

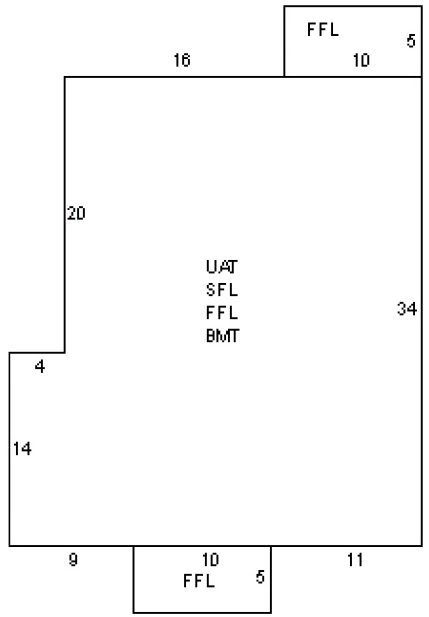
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.31
Special Features:	0	Val/Su Net:	115.47
Final Total:	364300	Val/Su SzAd	183.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	159.370	165,745
BMT	Basement	940	47.810	44,942
SFL	Second Floor	940	159.370	149,808
UAT	Upper Attic	235	63.750	14,981

Net Sketched Area:	3,155	Total:	375,476
Size Ad	1980	Gross Area	3860	FinArea	1980
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc